

ALTERATION AND ADDITION TO EXISTING HOUSE

91 FLORIDA ROAD, PALM BEACH

GENERAL NOTES

- G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS, SPECIFICATIONS AND AS100 TECHNICAL DRAWING.
- G2 ANY DISCREPANCIES SHALL BE REFERRED TO THE SUPERINTENDENT FOR DECISION BEFORE PROCEEDING WITH THE WORK.
- G3 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS.
- G4 ANY SET OUT DIMENSIONS SHOWN ON THE DRAWING SHALL BE VERIFIED BY THE BUILDER.
- G5 DURING CONSTRUCTION THE CONTRACTOR SHALL MAINTAIN THE WORKS IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED.
- G6 ALL WORK SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, CONDITIONS OF THE DEVELOPMENT CONSENT AND RELEVANT AUSTRALIAN STANDARD CODES.

DRAINAGE NOTES

- D1 ALL WORKS SHALL BE IN ACCORDANCE WITH AS3500.3
- D2 FOR PIPE DIAMETERS NOT EXCEEDING 150mm, USE:
 - VITRIFIED CLAY PIPE TO AS1741 OR
 - SEWER GRADE UPVC TO AS1260 OR
 - CLASS 2 FIBRE REINFORCED CONCRETE TO AS4139
- D3 FOR PIPE DIAMETERS EXCEEDING 150mm, USE:
 - CLASS 2 REINFORCED CONCRETE PIPE TO AS4058 OR
 - CLASS 2 FIBRE REINFORCED CONCRETE PIPE TO AS4139
- D4 PVC PIPES SHALL BE SOLVENT WELDED. ALL OTHER PIPES SHALL BE RUBBER RING JOINTED UNLESS NOTED OTHERWISE.
- D5 UNLESS SPECIFIED OTHERWISE, BED & BACKFILL SHALL BE COMPACTED SAND TO 100mm ABOVE THE PIPE. REMAINDER OF BACKFILL SHALL BE COMPACTED EXCAVATED MATERIAL. WHEN UNDER VEHICULAR PAVEMENT, REMAINDER OF BACKFILL SHALL BE COMPACTED BASECOURSE.
- D6 LOADS ON PIPES DURING CONSTRUCTION SHALL NOT EXCEED THE REQUIREMENT OF AS3725, OR THE RECOMMENDATIONS OF THE PIPE MANUFACTURER.
- D7 TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH AS3500, BUT NOMINALLY THE GREATER OF 1.5 PIPE DIAMETER OR PIPE DIAMETER PLUS 300.

EROSION CONTROL NOTES

- E1 INSTALL SILT FENCES ON LOW SIDE OF SITE AND AS REQUIRED BY LOCAL COUNCIL PRIOR TO COMMENCEMENT OF TOPSOIL STRIPPING.
- E2 INSTALL DRAINAGE SYSTEM AND SILT FENCES AROUND PITS AS SOON AS PRACTICABLE.
- E3 REINSTATE GRASS COVER AS SOON AS PRACTICABLE.

EXISTING SERVICES NOTES

- ES1 ALL SERVICES SHOWN ON THE DRAWINGS HAVE BEEN COMPILED FROM INFORMATION SUPPLIED. NO GUARANTEE OF THEIR COMPLETENESS OR ACCURACY OF LOCATION CAN BE GIVEN.
- ES2 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH AND LOCATE EXISTING SERVICES PRIOR TO ANY EXCAVATION WORKS.
- ES3 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CO-ORDINATE ALL EXISTING SERVICES ADJUSTMENTS WITH THE RELATIVE AUTHORITIES, IN ORDER TO SUIT THE PROPOSED WORKS. RELOCATION, LOWERING OR RAISING OF SERVICES ASSETS MAY BE REQUIRED.

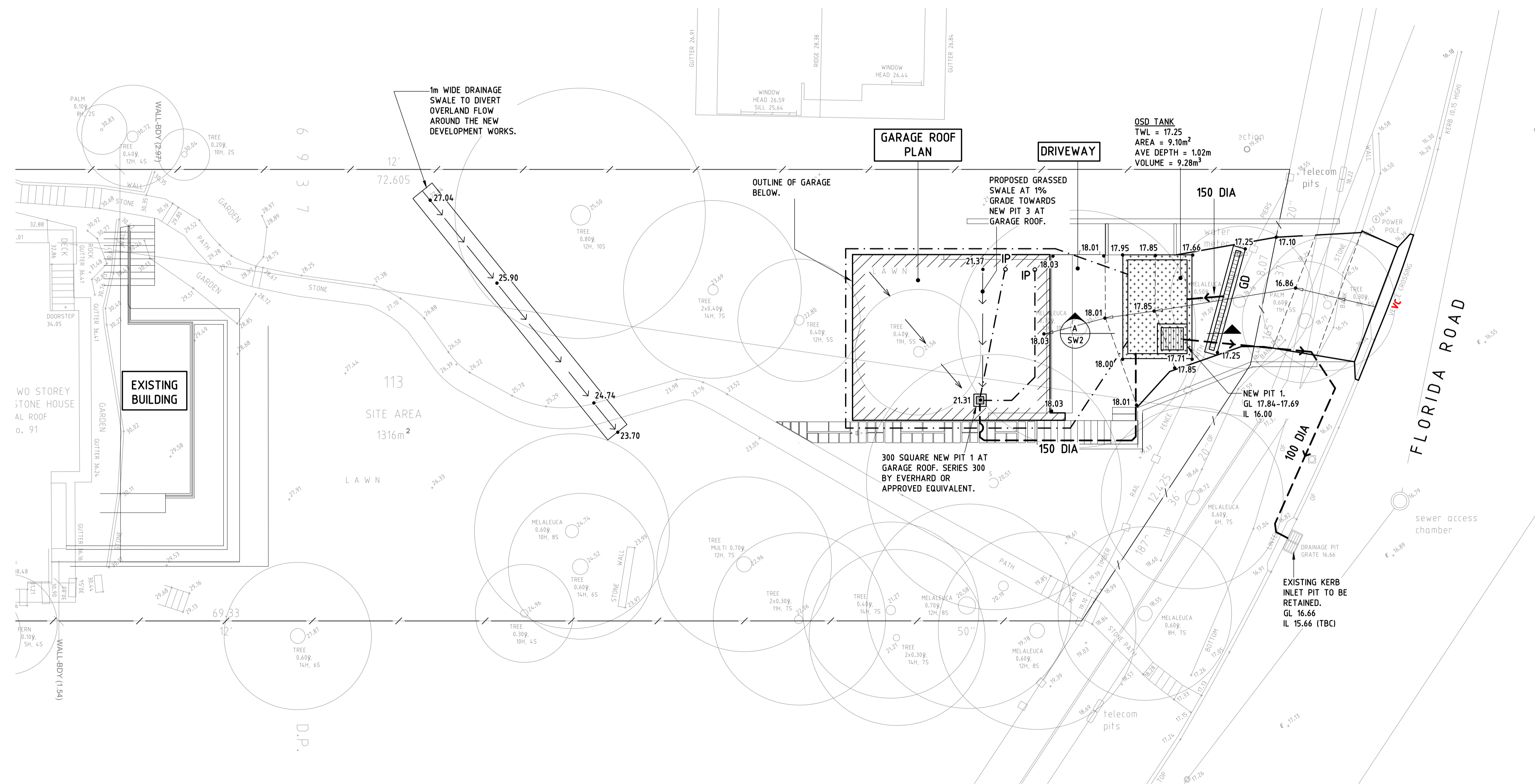
ON SITE DETENTION SUMMARY

1. STORMWATER MANAGEMENT DESIGN IN ACCORDANCE WITH NORTHERN BEACH COUNCIL - WATER MANAGEMENT FOR DEVELOPMENT POLICY (AUGUST 2020).

SECTION 9.0 - ON SITE STORMWATER MANAGEMENT
- SITE LOCATED IN "REGION 1 - NORTHERN CATCHMENT".
- OSD SYSTEM SIZED TO THE STORAGE & DISCHARGE REQUIREMENTS DETAILED IN TABLE 7.0.
- SIZING BASED ON ADDITIONAL IMPERVIOUS AREA.
2. SITE INFORMATION:
ADDITIONAL IMPERVIOUS AREA = 135m²
OSD REQUIREMENTS:
- DETENTION TANK STORAGE = 9m³
- DISCHARGE RATE = 4 L/S

DRAWING LIST

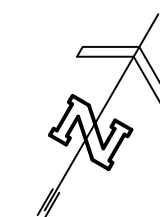
- SW1 STORMWATER MANAGEMENT PLAN - GARAGE ROOF
- SW2 STORMWATER DETAILS
- ES1 EROSION & SEDIMENT CONTROL PLAN AND DETAILS



LEGEND

- PROPOSED OSD STORAGE UNDER DRIVEWAY.
- PROPERTY BOUNDARY.
- PROPOSED STORMWATER PIPE 1% MINIMUM FALL UNO.
- PROPOSED SUBSOIL PIPE.
- PROPOSED OVERLAND FLOW PATH.
- PROPOSED GRASSSED SWALE.
- PROPOSED STORMWATER GRATED PIT.
- GD PROPOSED GRATED DRAIN.
- IP INSPECTION POINT.
- VC PROPOSED VEHICULAR CROSSING TO COUNCIL STANDARDS.
- GL GRATED LEVEL.
- IL INVERT LEVEL.
- CL COVER LEVEL.
- 18.01 • PROPOSED LEVEL.
- ex16.57 • EXISTING LEVEL.

No.	Date	Description	Ver.	Appr.
A	19.06.24	ISSUED FOR DA	RP	JC
B	21.06.24	ISSUED FOR DA	RP	JC
C	24.06.24	ISSUED FOR DA	RP	JC



Architect
ROBERT JONES ARCHITECT
 57 AVALON PARADE, AVALON BEACH
 NSW 2107

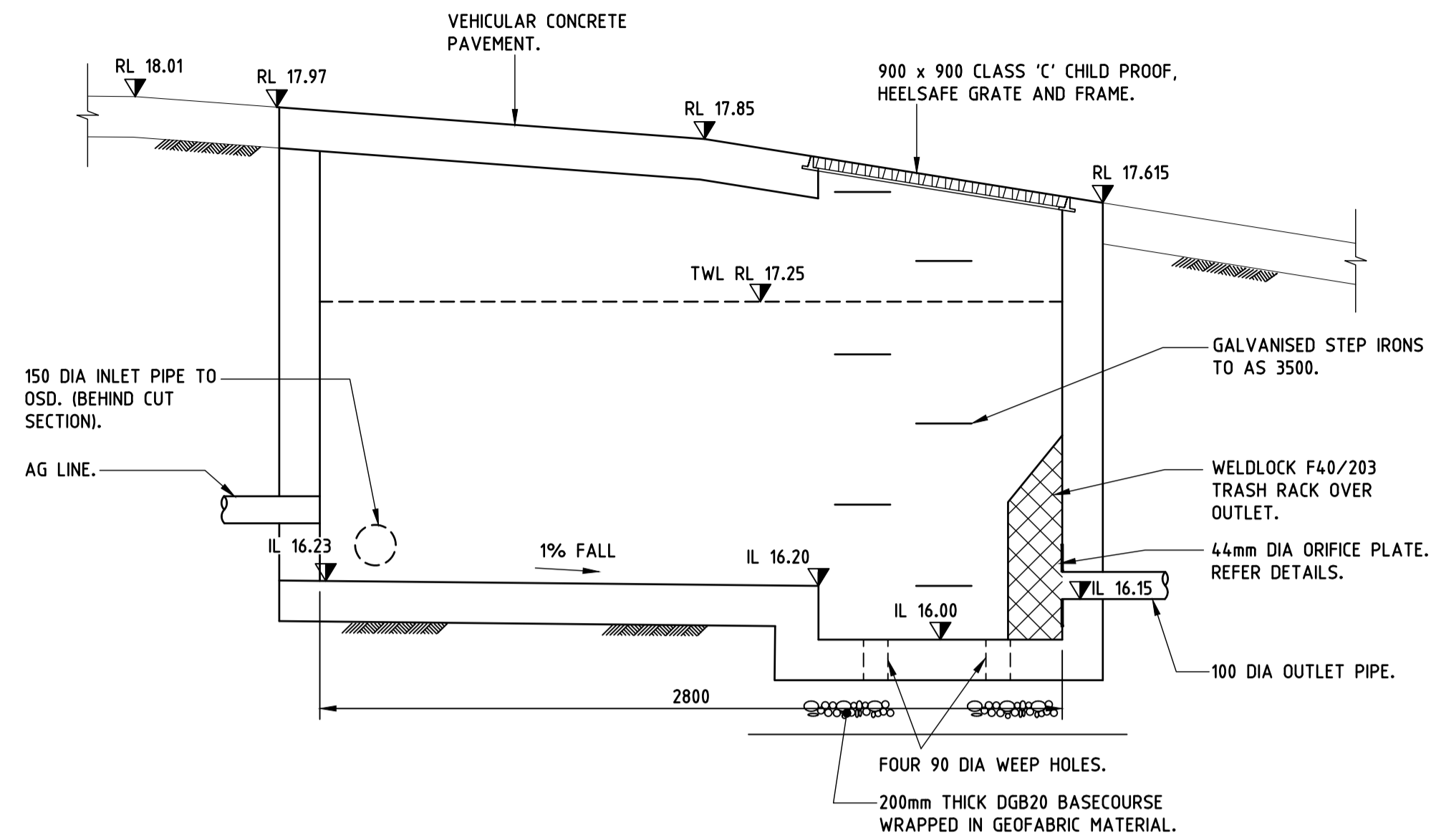


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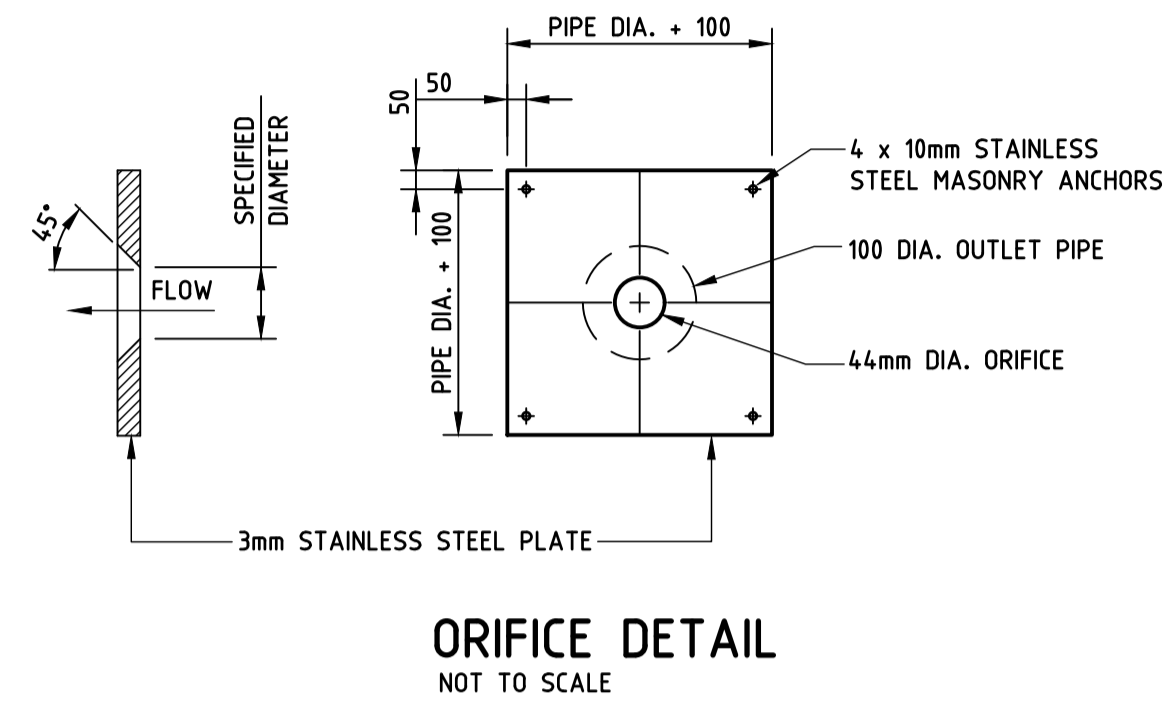
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STORMWATER MANAGEMENT PLAN - GARAGE ROOF

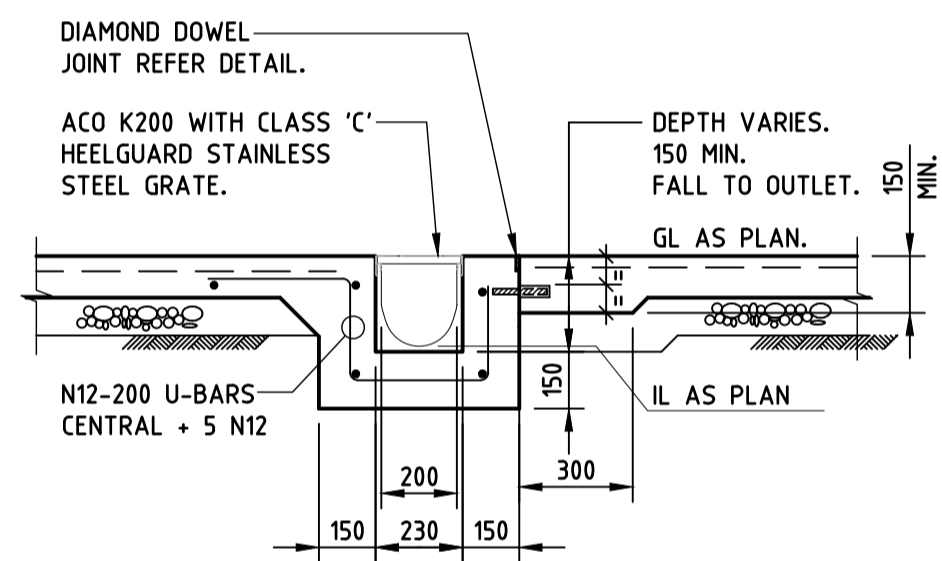
Date	Approved	Verified	Prepared
JUNE 2024	JC	RP	AD
Scale @ A1: 1:100	19.06.24	19.06.24	19.06.24
Job number	Drawing number	Amendment	
24-205	SW1	C	



SECTION A
SCALE 1:20
SW1



ORIFICE DETAIL
NOT TO SCALE



GRADED DRAIN (GD)

NOTE:
1. FOR STANDARD NOTES REFER TO DWG. NO. SW1.

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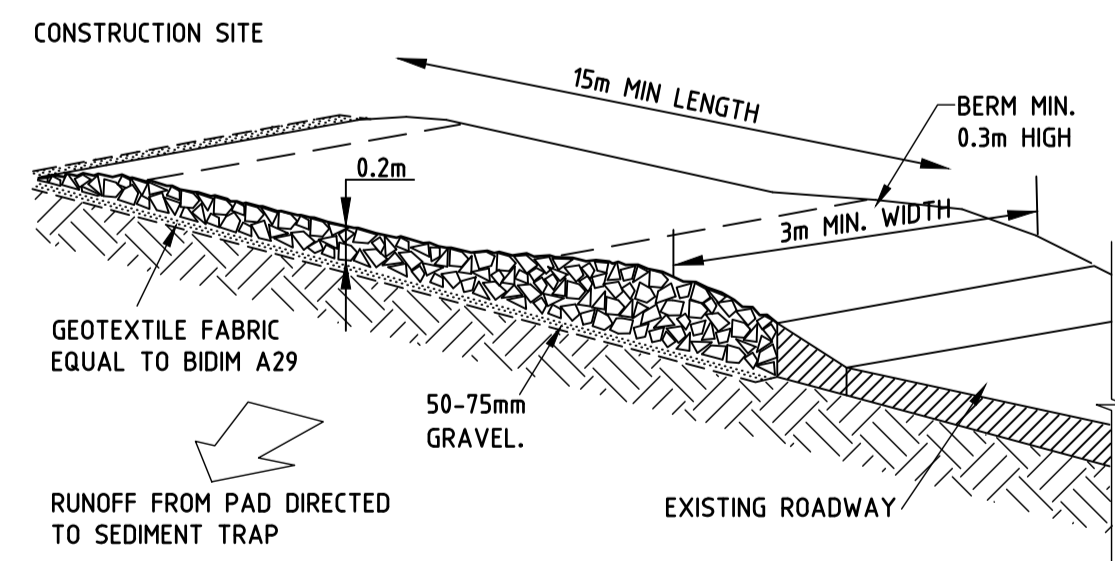
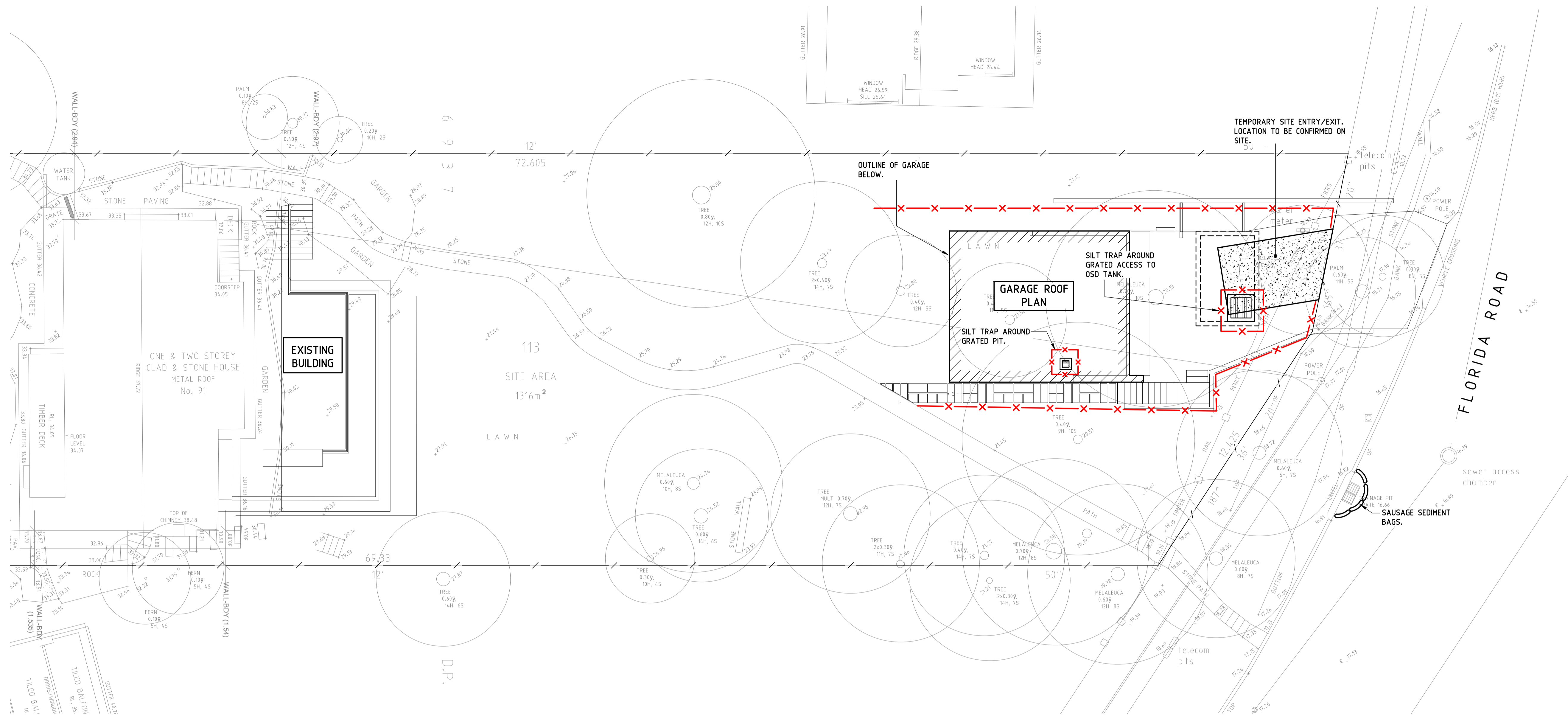
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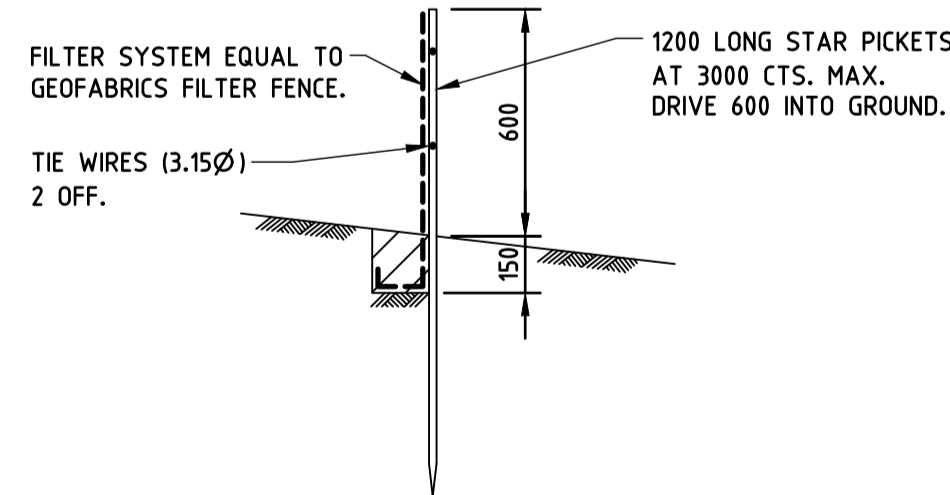
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STORMWATER DETAILS

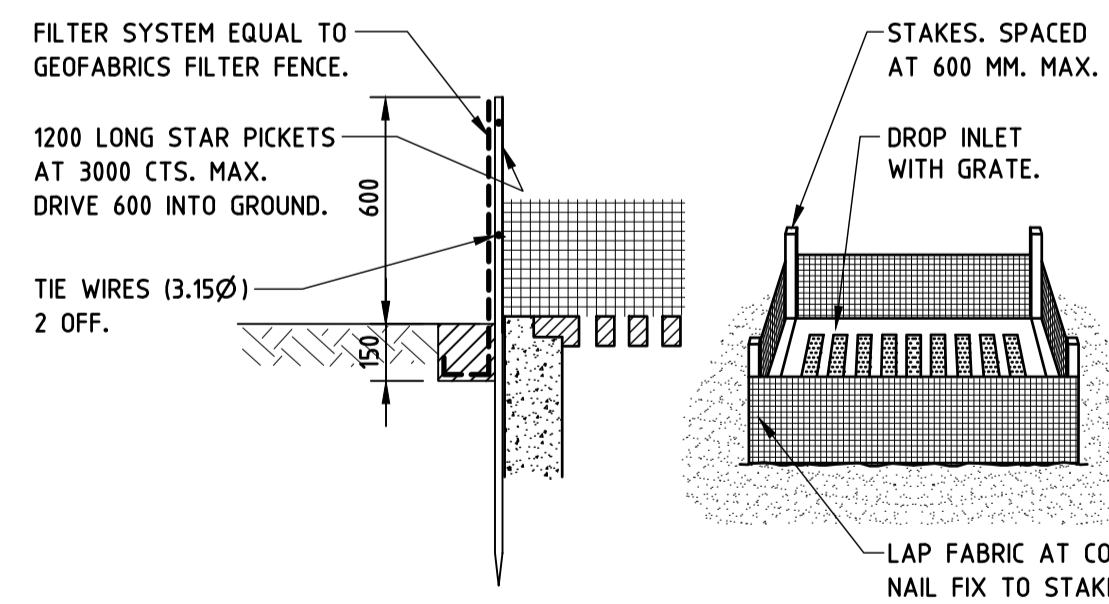
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Job number	Drawing number	Amendment	
24-205	SW2	B	



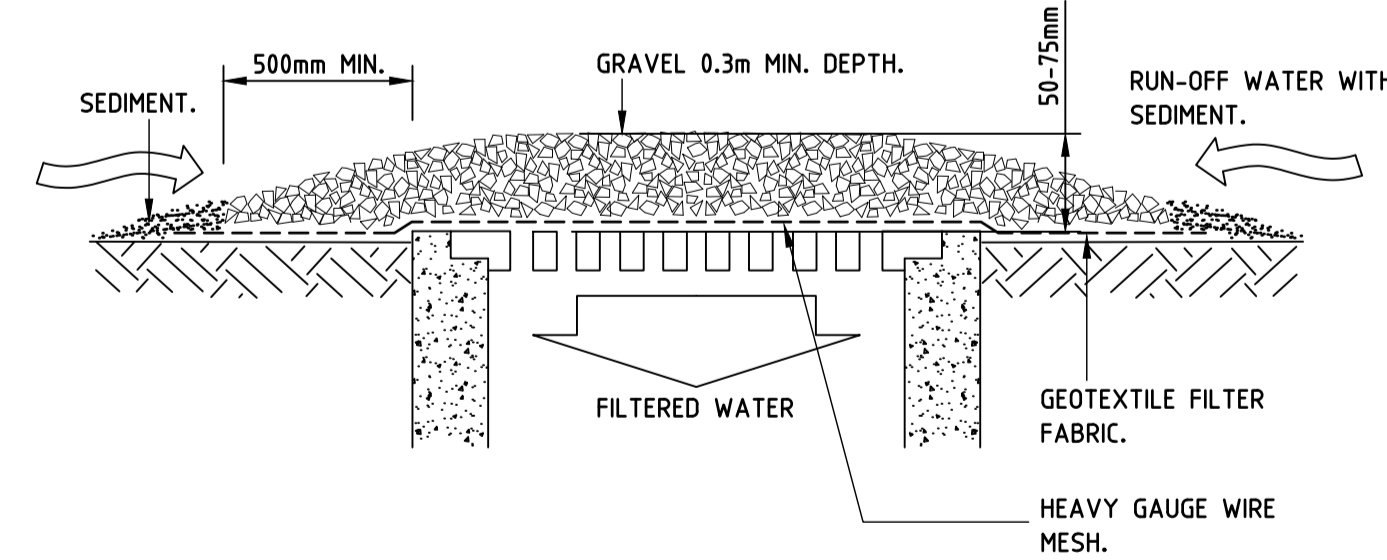
TEMPORARY CONSTRUCTION ENTRY/EXIT
TO BE LOCATED AT VEHICLE EXIT FROM SITE



SILT FENCE DETAIL
TO BE PLACED AROUND LOW SIDE OF PROPERTY BOUNDARY AND AROUND STORMWATER INLET STRUCTURES TO PREVENT SOIL WASHING OFF SITE.



GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP.
TO BE PROVIDED AT GRATED PITS WITHIN PVIOUS AREAS.



WIRE MESH AND GRAVEL DROP INLET SEDIMENT TRAP.
TO BE PROVIDED AT GRATED PITS WITHIN IMPERVIOUS AREAS.

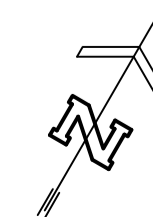
PROVIDE SEDIMENT TRAP AROUND ALL EXISTING STORMWATER PITS AND NEW STORMWATER PITS FOR ENTIRE DURATION OF WORKS.

LEGEND

	BOUNDARY
	SILT FENCE / SILT TRAP
	TEMPORARY SITE ENTRY/EXIT
	PROPOSED GRATED PIT

NOTE:
1. FOR STANDARD NOTES REFER TO DWG. NO. SW1.

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A	19.06.24	ISSUED FOR DA	RP	JC
B	21.06.24	ISSUED FOR DA	RP	JC
C	24.06.24	ISSUED FOR DA	RP	JC
D	25.06.24	ISSUED FOR DA	RP	JC



Architect
ROBERT JONES ARCHITECT
57 AVALON PARADE, AVALON BEACH
NSW 2107

Woolacotts
CONSULTING ENGINEERS
T +61 2 8203 1500 | www.woolacotts.com.au
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**EROSION & SEDIMENT
CONTROL PLAN AND DETAILS**

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Scale @ A1	1:100, 1:20	JC	RP	AD
Job number	24-205	19.06.24	19.06.24	19.06.24
Drawing number	ES1			
Amendment	D			